

TITLE TO REAL ESTATE

The State of South Carolina,
COUNTY OF GREENVILLE.

Whereas, on August 1, 1940, by deed duly recorded in Office of R. M. C. of Greenville County in the State aforesaid in Book 224 at page 139, I conveyed to Fannie C. Norwood, as Trustee for Frances N. Funderburk and other beneficiaries therein named the lot herein described for the uses and purposes therein set out; and

Whereas, it is the wife of the parties to the said deed to enlarge and clarify the terms of the said deed and trust, - and as so amended to confirm said trust deed,

KNOW ALL MEN BY THESE PRESENTS, That I, J. L. Locke,

in the State aforesaid

in consideration of the ~~sum of~~ the premises and the sum of One

DOLLARS

to me in hand paid, at and before the sealing of these presents by

Fannie C. Norwood, as Trustee for Frances N. Funderburk

~~XXXXXX~~ the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said Fannie C. Norwood, as Trustee for Frances N. Funderburk,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina on the Spartanburg Road or (North Street Extension) and being a portion of Overbrook property, near the eastern part of the city limits of the City of Greenville. Beginning at an iron pipe on Miss Ida Roseman's line of said North Street Extension and running thence S. 41-28-W. 78.5 feet to an iron pipe, corner of Lot No. 67; thence N. 18-32 W. 234.2 feet to an iron pipe, thence N. 2-19 W. 5.6 feet to an iron pipe; thence N. 66-59 E. 84.5 feet to an iron pipe; thence S. 48-00 E. 201.7 feet to the beginning corner, and being designated as Lot No. 68 or G-8 according to a plat made by H. Olin Jones September 17, 1913, recorded in Plat Book E, pages 251, 252, R.M.C. Office of Greenville County, South Carolina. Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining. To have and to hold all and singular the premises before mentioned unto the said Fannie C. Norwood, as Trustee for Frances N. Funderburk, her successors, heirs and assigns forever.

In Trust, nevertheless, for the following uses and purposes; To rent, care for and manage same and collect the income therefrom for the said Frances N. Funderburk, during her life and after her death until the youngest child of the aforesaid Frances shall attain the age of twenty-one years. The Trustee shall then deed the property to the child or children of Frances N. Funderburk, their heirs and assigns forever, as tenants in common, the child or children of any deceased child to take the share that the parent would have been entitled to had he been living.

But if said Frances should die without any surviving child, or any surviving child or children of any predeceased child or children of said Frances, then the Trustee shall deed the property above mentioned to J. W. Norwood, Jr., Ben K. Norwood and Oliver Norwood, their heirs and assigns forever and should any one or all of the aforesaid three persons be deceased at the time of the death of Frances Norwood, then the Trustee is to deed the child or children of such deceased child the part that the parent would have taken had he been living.

The trustee shall have full power to sell the property and make good and sufficient deed therefor in her discretion at any time she deems proper (with the duty to reinvest the proceeds in other unencumbered real estate) as often as she sees fit, without accountability to the beneficiary beyond the requirements of ordinary prudence; and the said trustee shall have power to make good fee simple deed or deeds upon such sale or resales, no purchaser at such sale or resale to be in any way responsible for the application of the proceeds; and the said trustee shall not be accountable for fire loss if in the exercise of her discretion she shall leave uninsured the property or if it be insured below its value. The trustee shall have full power to substitute Frances N. Funderburk as trustee under this deed at any time that she deems it advisable or desirable.

And I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Fannie C. Norwood, as Trustee for Frances N. Funderburk, her successors, heirs and assigns against me and my heirs and every other person whomsoever lawfully claiming or to claim the same or any part thereof.